

WARRANTY DEED
Statutory Short Form

011922

We, Richard C. Cooke and Audrey L. Cooke of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to Edgar W. Pond and Dorothy M. Pond of Bristol, Hartford County, State of Connecticut, and whose mailing address is 169 Pilgram Road, Bristol, CT, 06010, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

The Unit known and designed as Unit 10 in RIDGEWOOD COMMONS CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86179 and entitled "Ridgewood Commons Condominium Phase II" in the Kennebec County Registry of Deeds in Plan File #E-87193. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320 together with the following Amendments which are incorporated by reference herein:

TRANSFER
TAX
PAID

- Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275;
- Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec Registry in Book 3018, Page 195; and
- Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec Registry in Book 3251, Page 27.

The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181, E-87194, E-87195 and E-87196.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING all and the same premises acquired by Richard C. Cooke and Audrey L. Cooke by Warranty Deed from FSD ASSOCIATES, INC. dated October 1, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3032, Page 238.

WITNESS my hand and seal this 17th day of June, 1991.

Signed, Sealed and Delivered
in the presence of:

Richard C. Cooke
(to Book)

Richard C. Cooke
Richard C. Cooke

Audrey L. Cooke
Audrey L. Cooke

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 17th, 1991

Then personally appeared the above named Richard C. Cooke and Audrey L. Cooke and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED KENNEBEC SS.

91 JUN 18 AM 9:00

ATTEST: Robert M. Marden
REGISTER OF DEEDS

Robert M. Marden
Notary Public

Print Name



ROBERT M. MARDEN
ATTORNEY AT LAW - NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995